

# COUNTY OF YORK

## MEMORANDUM

**DATE:** August 21, 2001 (BOS Mtg. 9/4/01)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator

**SUBJECT:** York County Community Center Project

### **Background**

As the Board is aware, there is an Agreement between the County of York and the YMCA for the development of a Community Center in the Tabb area. This Agreement was authorized by Resolution R99-232 adopted by the York County Board of Supervisors on December 15, 1999. Under the Agreement, the County provides a site through a long-term lease and a financial contribution of \$2 million payable in annual installments over a ten-year period beginning with the commencement of construction. The Agreement requires the YMCA to obtain the balance of funding required for construction and build and operate a facility with a minimum of 49,000 square feet with specified amenities and certain considerations for York County which include:

- Joiners fee waived in year one and reduced to 50% thereafter
- Reserved time for school swim meets at no charge and time set-aside for swim practices at a cost of \$10.00 per hour
- Priority registration for York residents for programs
- A Teen Center
- A Parks and Recreation Information Center
- Co-sponsorship of events with the County's Division of Parks and Recreation

The YMCA has made substantial progress in the development stages of this project. The design is virtually complete, and W.M. Jordan has been hired to construct the facility. A ceremonial ground breaking has been scheduled for October 4, 2001.

As a consideration for the residents of the upper County, the Board of Supervisors agreed in Resolution R99-232 to subsidize membership in the James City County-Williamsburg Recreation Center. This would provide an effective membership rate for York's citizens equal to the fees charged residents of James City County. The subsidy is to be effective with the construction of the Community Center – YMCA. As a result, staff is developing the operating protocols for this program and during late September or early October will be asking the Board to approve a start-up effective November 1<sup>st</sup>.

### **Current**

The Agreement is appropriately very precise and detailed. Staff recognized, however, that as a consequence it might be necessary to consider an occasional housekeeping amend-

ment. While only two have been identified to date, they must be addressed prior to construction.

- **Overall size of the structure.**

The Agreement requires the YMCA to construct a minimum 49,000 sq. ft. facility. As the Board knows from prior progress reports, the original concept included 4,000 sq. ft. to be set aside for a wellness component for Mary Immaculate Hospital. The Hospital subsequently determined that it could not initiate a new function at this time. The design footprint for the Community Center reflects a future possible expansion for this purpose. However, it would not be practical to construct the space at this time and leave it vacant. Consequently, it is necessary to amend section 9 a. (pg. 9) to read a “minimum 45,000 sq. ft.”

- **Saunas and Steam rooms**

Section 9 a. (pg. 9) also contains a list of amenities to be included in the facility. Items (8) and (10), respectively, were originally proposed by the YMCA and indicate intent to include one or more saunas and one or more steam rooms. The YMCA envisioned these to be shared by male and female users of the Center. The Y subsequently held customer focus groups that strongly and vociferously objected to the “co-ed” nature of these amenities. Consequently, the Y is asking that these items be amended to read “(8) two saunas” and that item (10) be deleted. Staff certainly understands this issue and has no objections to this revision.

### **Recommendation**

I consider the proposed amendments to be relatively minor and change neither the priority amenities nor the overall benefit to the citizens that the County expected to receive from this undertaking. As a consequence, I recommend that the Board adopt proposed Resolution R01-160, attached, which authorizes both revisions to the Agreement.

Smith/4111

### **Attachments:**

- Approved Agreement with proposed revisions highlighted
- Resolution R01-160